

COMPASS

Jenn Smira
& CO.

FINE
HOMES

1721 W Virginia Ave NE

Trinidad | 3 Units | Multi-Family | Off-Street Parking



Multi-family Investment Opportunity in Washington DC

A rare opportunity for investors seeking a well-maintained, income-producing multi-family property in one of D.C.'s rapidly evolving neighborhoods. This three-unit property in Trinidad near Ivy City and the H ST Corridor offers immediate rental income, stable tenancy, and strong long-term appreciation potential in a submarket known for continued growth and redevelopment. The current unit mix reflects consistent performance across all units. Unit 1 – 1BR/1BA: Market rent is \$1,575 a month: Spacious, well-laid out, currently vacant for showings until February, 2026 | Unit 2 – 1BR/1BA: \$1475 a month: Occupied with steady income | Unit 3 – 2BR/2BA: \$2579 a month: Occupied with steady income.

Each residence benefits from thoughtful updates, solid systems, and responsible maintenance over the years, ensuring low operational demands for future ownership. Tenants enjoy comfortable layouts, modernized kitchens and baths, and access to parking in the rear, a valuable amenity in this neighborhood.

Positioned in a neighborhood experiencing major residential and commercial momentum, this property is surrounded by sought-after amenities, new development, and easy access to NoMa, H Street, Union Market, Metro, and key commuter corridors, supporting strong ongoing tenant demand and long-term value growth. Whether you're expanding your portfolio, exploring a live-in investor strategy by occupying one unit and renting the others, or seeking a 1031 exchange replacement, this Trinidad three-unit building represents a compelling turnkey investment with reliable returns and meaningful upside in one of D.C.'s most promising submarkets.



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